



SOUTHGATE

ESTATES



*85 Hill Barton Road,
Exeter, Devon, EX1 3PW*
£515,000



Three Double Bedrooms, Semi-Detached House, Driveway & Garage, Enclosed Rear Garden, Well-Presented, Popular Location

A well-proportioned semi-detached family home located in the popular area of Whipton. The property benefits from an ample driveway, a garage and enclosed garden to the rear. The internal accommodation includes period features, such as fireplaces and picture rails, and briefly consists of an entrance porch and hallway, a kitchen, living room, dining room and conservatory, as well as a cloakroom on the ground floor. Upstairs are three double bedrooms, a shower room and an additional cloakroom.

The ideal location offers a number of amenities nearby, including primary and secondary schools, GP surgeries, various shops and play areas. Exeter's city centre is also just a short drive from the property, offering many high street shops, restaurants and other entertainment facilities. The property also provides easy access to the M5 and A30.





Ground Floor The front door opens to the entrance porch and hallway which includes windows to the side aspect, stairs rising to the first floor and doors opening to the kitchen, cloakroom, living room and dining room.

The spacious living room is complemented by a box bay window to the front aspect, as well as a feature gas fireplace framed by an attractive marble surround, and fitted shelving/storage into the alcoves. An archway opens to the dining room, providing both spaces with an open-plan feel. The dining room also offers sliding doors out to the generous conservatory which enjoys windows to the rear and side aspects, as well as French doors leading to the garden.

The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over and Brita water filter. Integrated appliances include a double eye-level oven with a separate 5-ring gas hob and extractor hood, as well as a fridge freezer, a dishwasher and space for a washing machine. The Ideal boiler is also located here, along with windows to the rear and side aspects, plus a door to the garden.

The ground floor also benefits from a downstairs cloakroom which incorporates a close-coupled WC, a wall-mounted wash basin and an obscured window to the side aspect.



First Floor Stairs rise to the first floor landing which has the advantage of a beautiful stained glass window to the side aspect, and access to the three bedrooms, the shower room and the separate cloakroom. There is also a hatch to the loft. The spacious master bedroom features a box bay window to the front aspect, as well as two built-in wardrobes into the alcoves. The second bedroom is another generous double, and offers a window to the rear aspect with a pleasant outlook over the garden. In addition, there is a built-in storage cupboard. The third double bedroom benefits from a box bay window to the rear aspect overlooking the garden, as well as two built-in cupboards. The fully-tiled shower room comprises a close-coupled WC, a shower cubicle and a wash basin with a mixer tap over and vanity unit below. In addition, there is an obscured window to the front aspect and a heated towel rail. Lastly, the additional cloakroom includes a close-coupled WC and an obscured window to the side aspect.

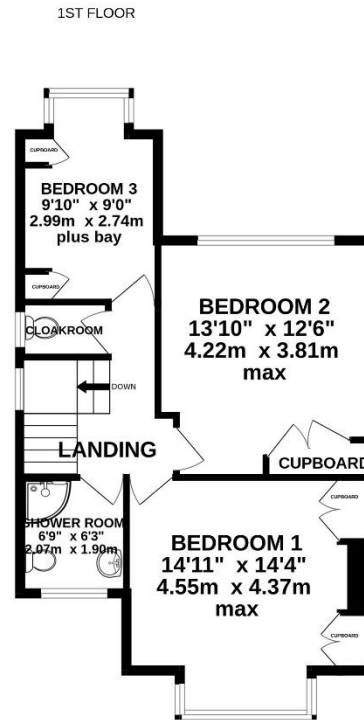
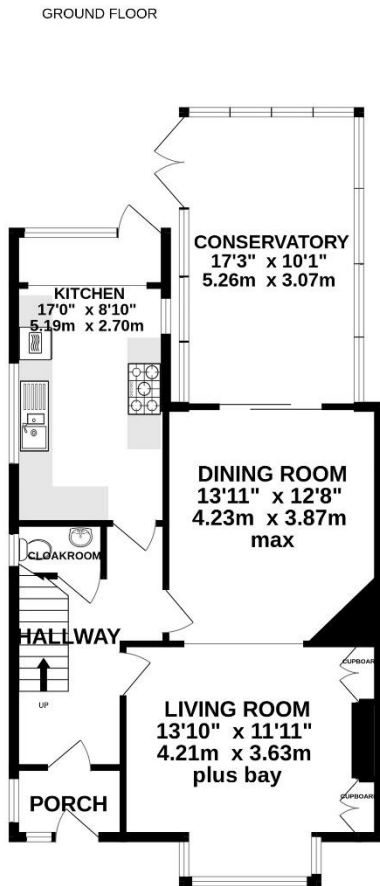
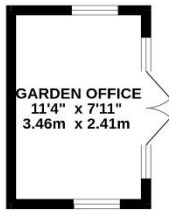
Garden Doors open out to the sizeable enclosed rear garden which features a patio area leading out from the kitchen and conservatory, offering an ideal spot for seating and entertainment. The remainder of the garden is mainly laid to lawn, with various well-established plants and shrubs to the border. There is also a home office with power and lighting and windows to the front and rear aspects, as well as a greenhouse and two sheds. A gate opens to the side leading to the driveway and garage.

Garage & Parking The property boasts a large driveway allowing off-road parking for multiple vehicles. There is also a garage which is serviced by power and lighting, with an up-and-over door to the front and a window to the rear.

Property Information Tenure: Freehold. Council tax band: E.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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